

Land Use Plan
for
The Martindale-Brightwood Industrial Development Area

RESOLUTION 98-CPS-R-003

Amending the Comprehensive Plan
of
Marion County, Indiana

December 17, 1997

City of Indianapolis
Department of Metropolitan Development
Division of Planning

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The Martindale-Brightwood Industrial Development Area

1. Project Area

The Martindale-Brightwood Industrial Development Area is located in Center Township and is bounded by 24th Street, Hillside Avenue, Bloyd Avenue, I-70 and Keystone Way. The area is approximately 110 acres in size. See Map 1.

2. Purpose

The purpose of this report is to document proposed changes to the Marion County Comprehensive Plan. The two segments of the Comprehensive Plan which currently set land use policy for this area are The 1983 Comprehensive Land Use Plan (See Map 2) and The Martindale-Brightwood Neighborhood Plan adopted in 1985(See Map 3). The adoption of this plan will amend the land use parts of those plans.

3. Project Description

3A. History A portion of this area is The Temple-Hillside Urban Renewal Project, a redevelopment area which was established by the Metropolitan Development Commission in 1988. The original land use recommendation was for industrial use, however the Urban Renewal Plan was amended in 1990 to Special Use(Church). This land is currently owned by the City.

The entire area was recently added to the Urban Enterprise Zone and has been proposed for industrial and commercial redevelopment. The area has been analyzed relative to economic feasibility, traffic impact, development costs, etc. by the Urban Enterprise Associates.

3B. Land Use Relationships The area is well defined by strong "edges" and has direct arterial street connection to Interstate I-70. The east side of the area is bounded by Keystone Way and the Marion County Juvenile Center. The south side of the area is bounded by Bloyd Avenue (proposed arterial in the Official Thoroughfare Plan) and a rail line. The rail line is the Indianapolis Belt Running Track and connects the Belt Line (eastside junction) to the former nickel Plate line. This line can provide rail service to the proposed development area. The line is not being considered for abandonment. Existing industrial uses in the southern part of the area are compatible with proposed reuse. The west side of the area is bounded by Hillside Avenue and the former Ayers Warehouse. Current and proposed use of this facility are compatible with proposed reuse. The north side of the area is a combination of commercial and residential uses.

The Martindale-Brightwood Industrial Development Area

3C. Existing Land Use The area is dominantly nonresidential (85.7 percent). The current composition of land use is as follows:

LAND USE	PARCELS	ACRES	PERCENT
Res. Single Family	83	15.60	14.2
Res. Doubles	3	.79	.7
Res. Apartments	3	.88	.8
Commercial	1	.87	.8
Parking	5	1.39	1.3
Special Use	4	1.20	1.0
Light Industrial	8	12.44	11.3
Heavy Industrial	3	5.61	5.1
Vacant	190	40.43	36.8
Right-of way	NA	30.79	28.0
TOTAL	300	110.00	100.0

3D. Economic Impact The development of the Martindale-Brightwood Industrial Area is estimated to create 1500 to 2000 jobs, provide employment and training opportunities for residents, and generate additional property taxes.

4. PROPOSED PLAN

The area is recommended to be reused for Light Industrial, Heavy Industrial, and Commercial Uses. The following uses are shown on the Proposed Land Use Plan (See Map 4).

The following is a list of land use categories and characteristics that apply to both developed and undeveloped parcels of property in Marion County. Next to the land use categories are the abbreviations, colors, and index numbers that identify them on the Comprehensive Land Use Plan Map.

Commercial

Commercial Cluster (CC) Color: Red Index No.: 7

The Commercial Cluster category is assigned to retail and service businesses that have historically developed independently of one another along roadways. This category recognizes some existing commercial strips, but additional "strip-type" non-"center" development is not encouraged.

Industrial

Light Industrial (LI) Color: Light Purple Index No.: 13

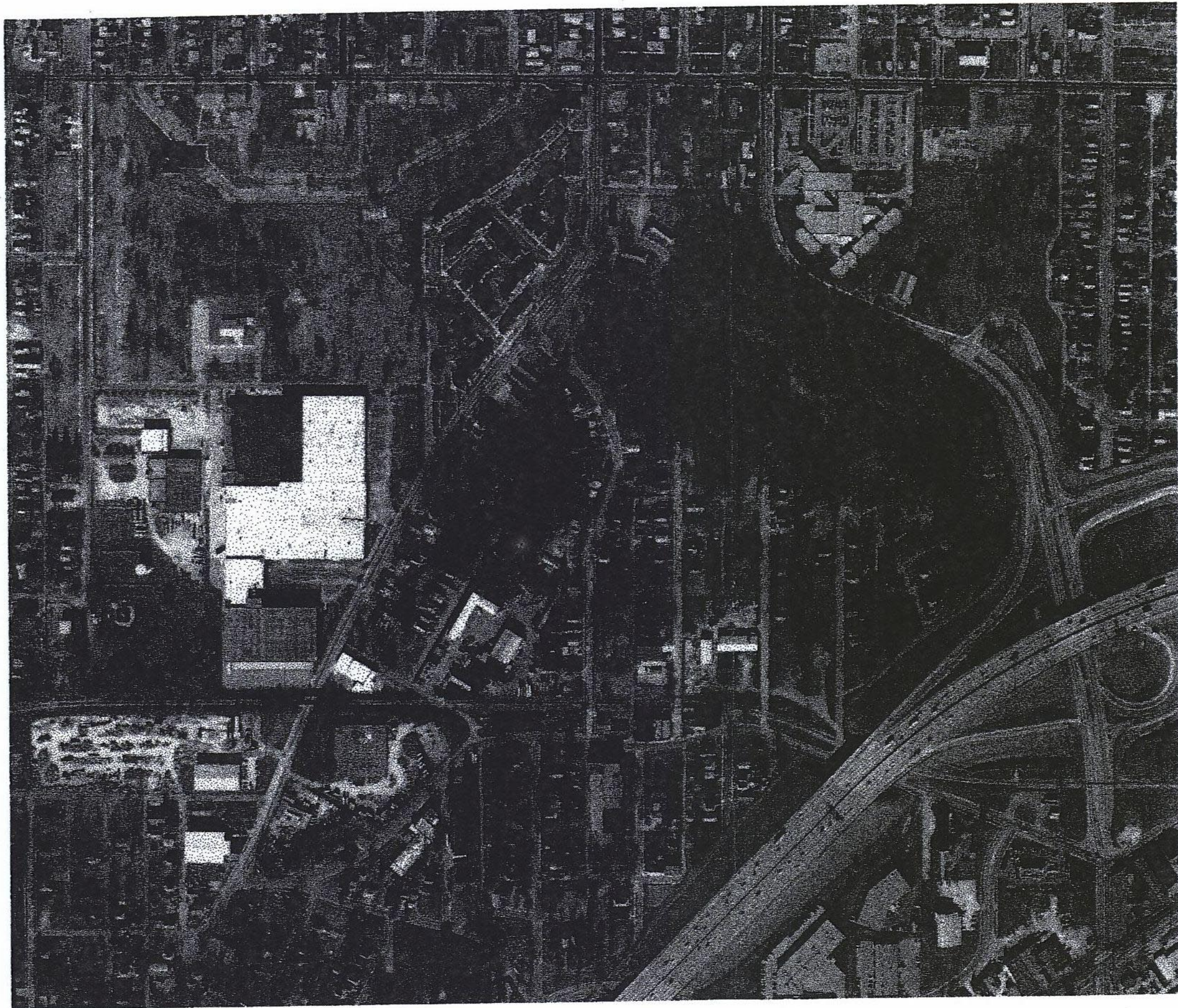
This land use category is designed for those industries which conduct their entire operations within completely enclosed buildings. One purpose of this category is to buffer Heavy

The Martindale-Brightwood Industrial Development Area

Industrial uses from less intensive uses. Light Industrial uses should create minimal impact upon adjacent properties.

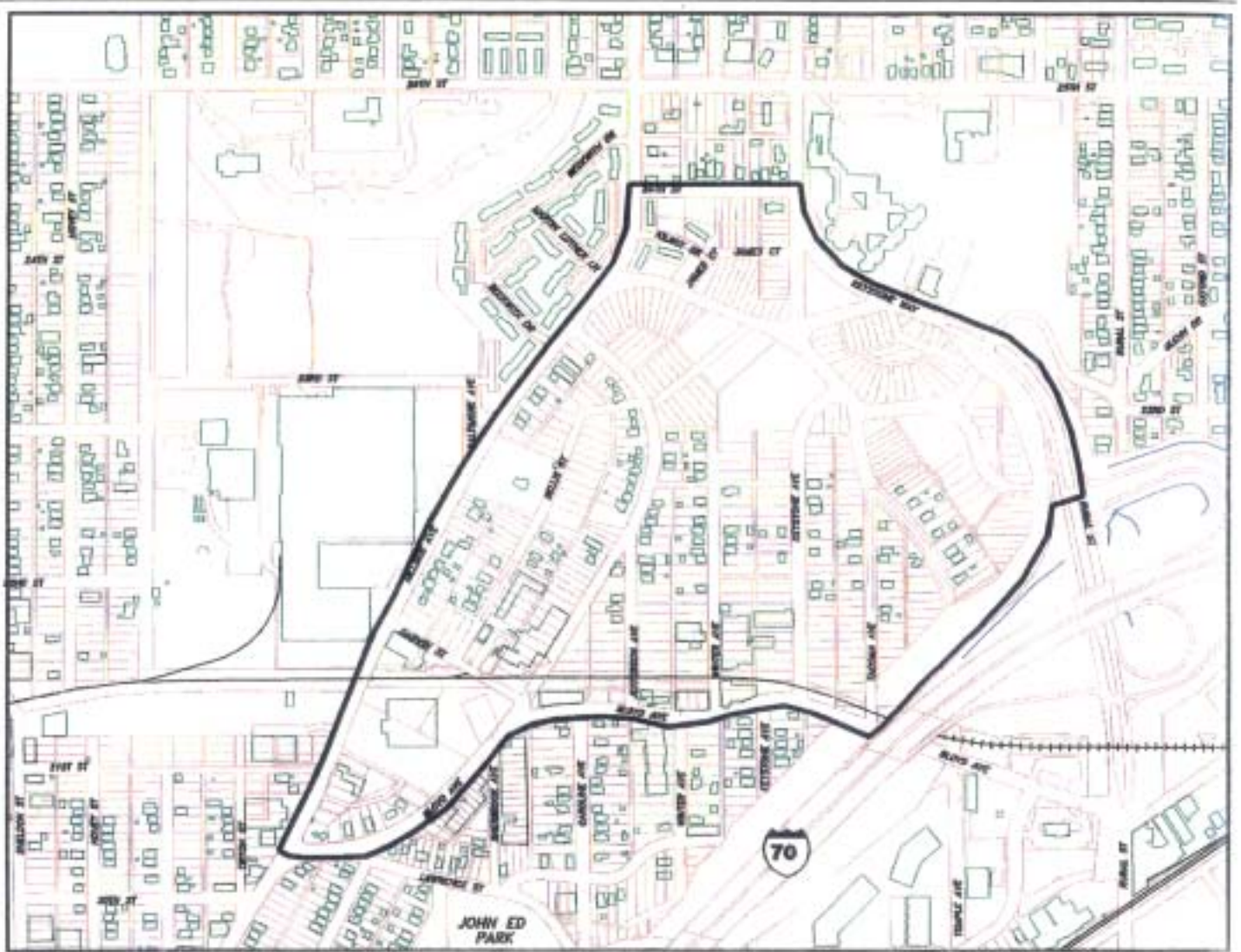
Heavy Industrial (HI) Color: Dark Purple Index No.: 14

This land use category is designed for intensive industries characterized by smoke, noise, and outdoor storage. Such categories can be difficult, expensive, or impossible to eliminate or buffer, and may be a nuisance to adjacent nonindustrial properties.



MARTINDALE-BRIGHTWOOD
INDUSTRIAL
DEVELOPMENT AREA

AERIAL PHOTOGRAPH

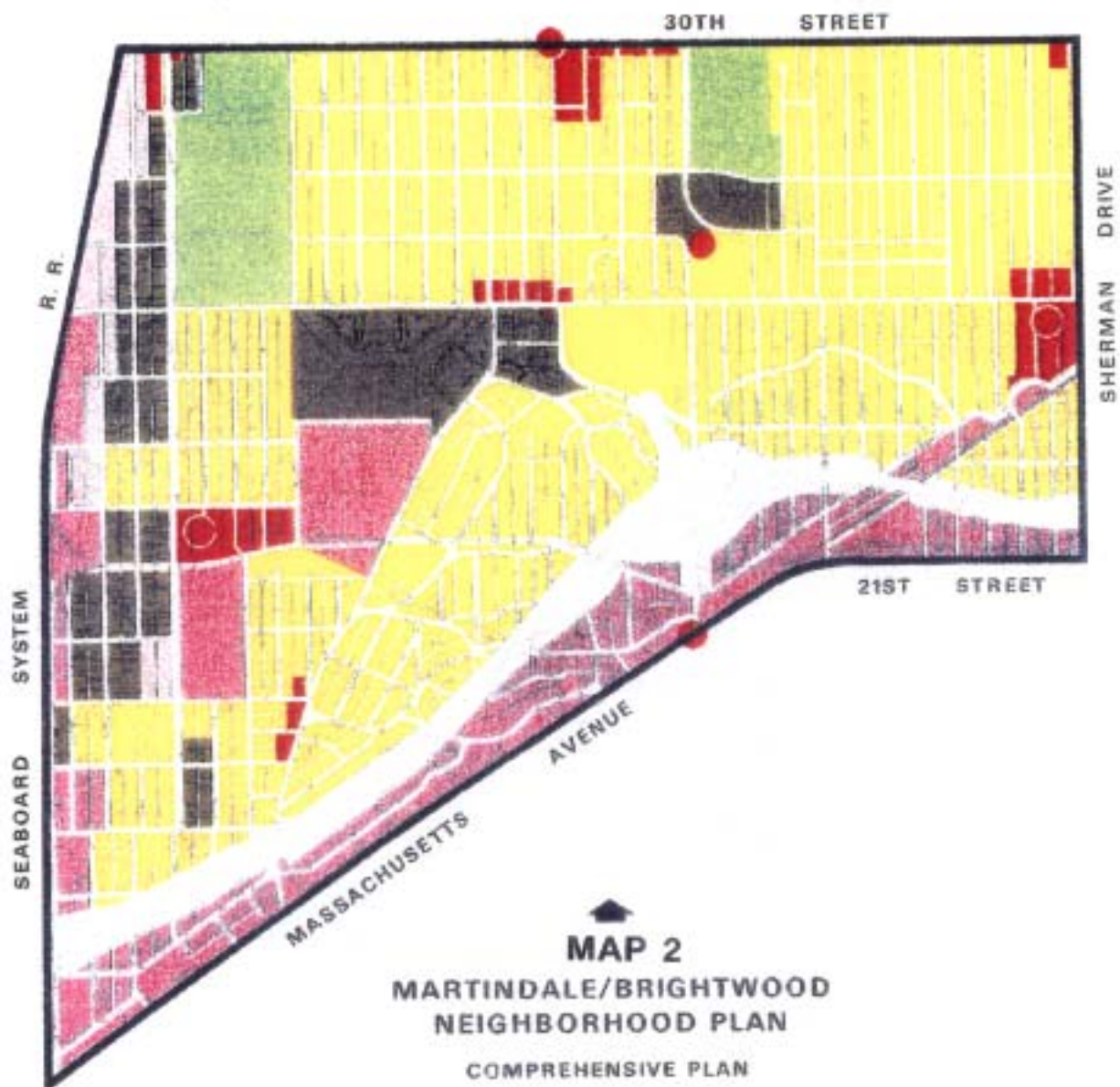






MARTINDALE-BRIGHTWOOD INDUSTRIAL DEVELOPMENT AREA




MAP 1 PROJECT AREA



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DECEMBER 1, 1997



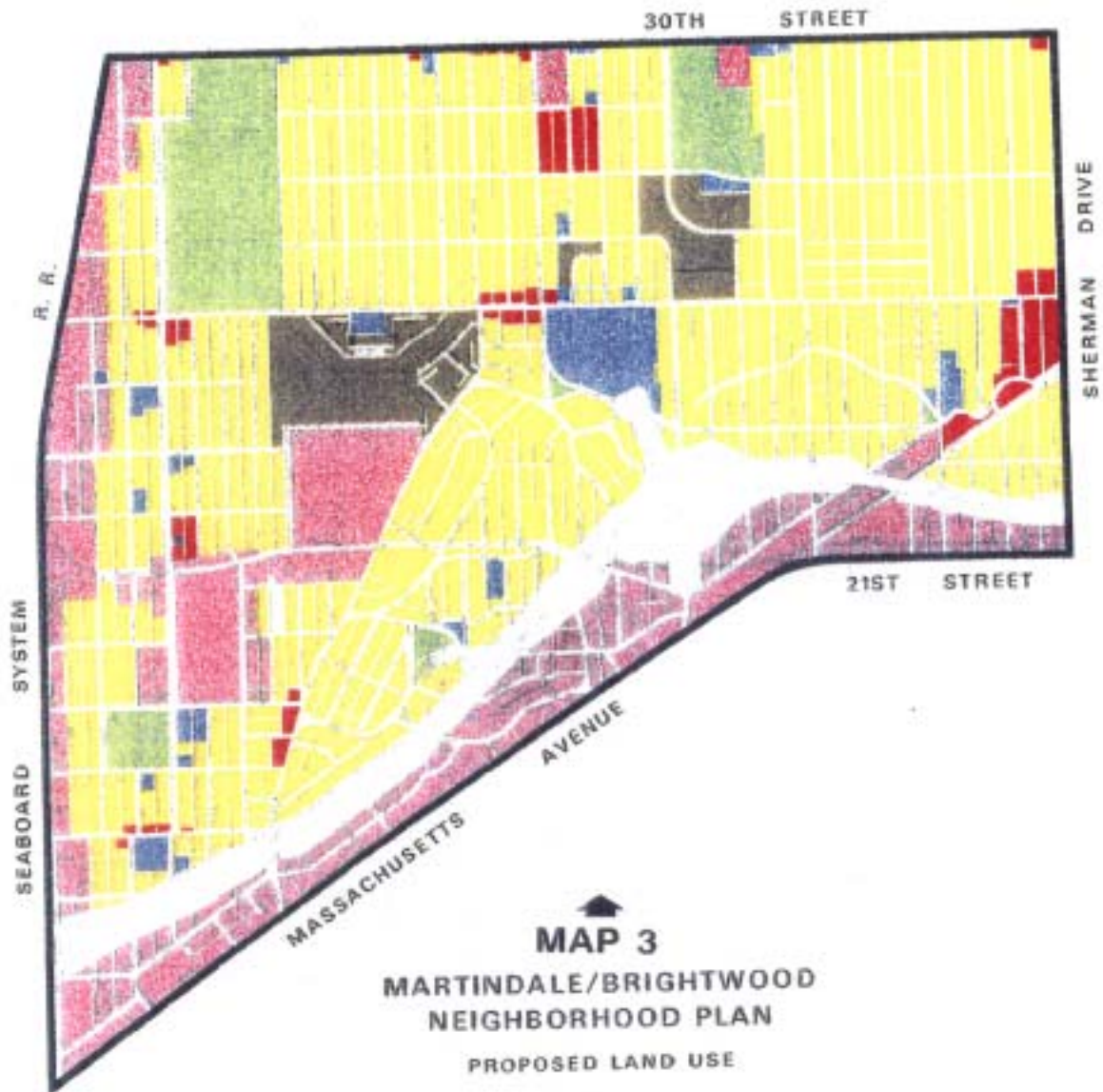
RESIDENTIAL		D. U. / ACRE
	Low Density	2-5
	Medium Density	5-15
COMMERCIAL		
	Cluster	
	Commercial Center	

INDUSTRIAL	
	Light
	General
MAJOR PARKS	
	Existing

Source: Division of Planning, Department of Metropolitan Development

The preparation of this map
 was financed in part by
 a Community Development Block Grant

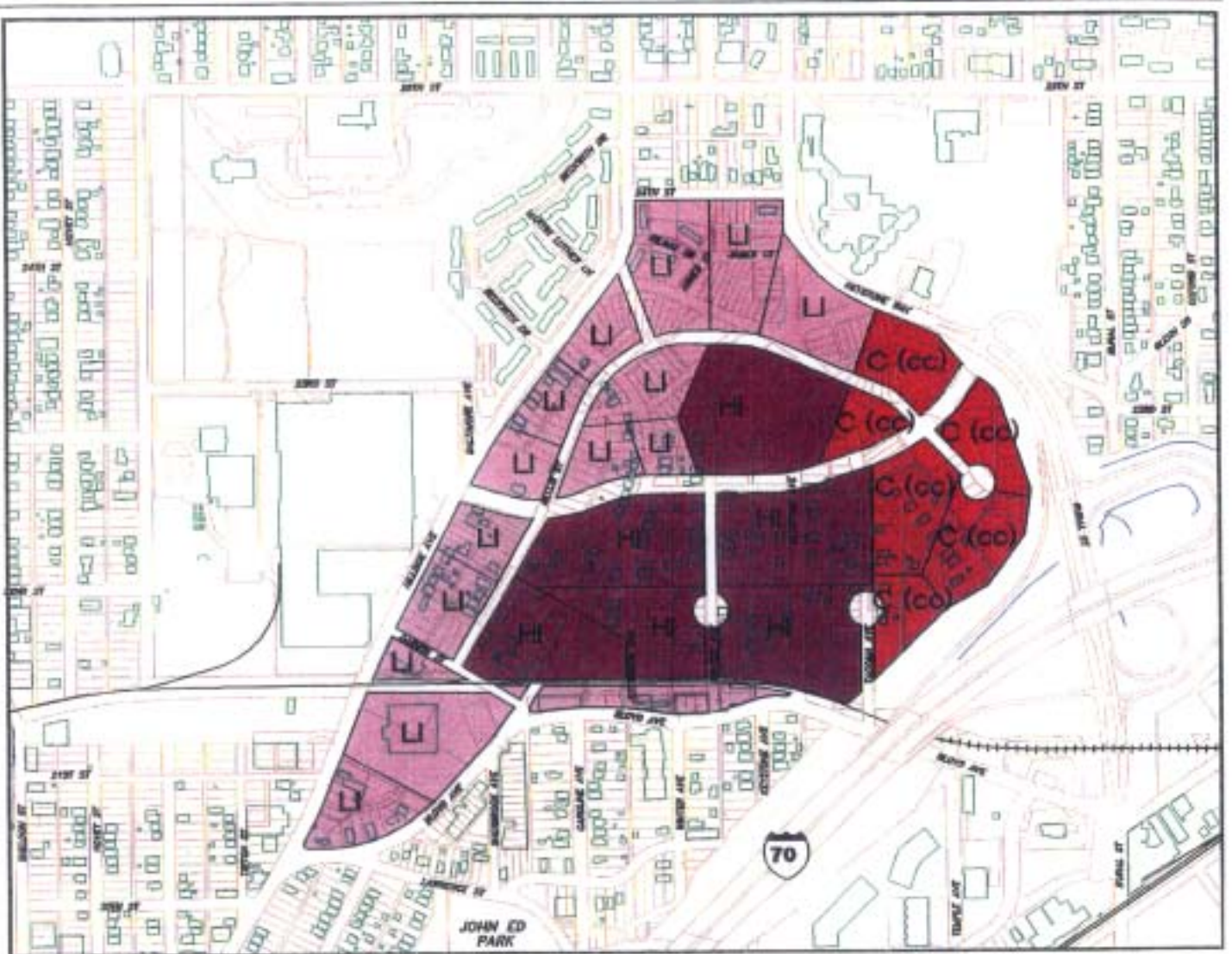
December, 1986
 Department of Metropolitan Development
 Division of Planning
 Indianapolis Marion County, Indiana



- | | |
|--|--------------------|
| | RESIDENTIAL |
| | Medium Density |
| | High Density |
| | COMMERCIAL |
| | INDUSTRIAL |
| | General |
| | PARKS/OPEN SPACE |
| | PUBLIC/SEMI-PUBLIC |

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was financed in part by
a Community Development Block Grant

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Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana



MARTINDALE-BRIGHTWOOD INDUSTRIAL DEVELOPMENT AREA

MAP 4 PROPOSED LAND USE



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DECEMBER 1, 1997